

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	S6/2009/0994/AD & S6/2009/0995/LB
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**NOTATION:**

The site lies within the Hatfield Aerodrome Site as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF SITE:**

The application site is located to the west of Comet Way and east of Mosquito Way. The site covers an area of approximately 2.5 hectares and is irregular shaped. It falls within the Employment Area 6, Hatfield Business Park.

Grade II\* Listed in 1998, the site consist of the former Flight Test Hanger and Control Tower for the de Havilland Comet. The main Hangar was built in 1952-3 with the tower completed 1954. The Comet Hanger was the most sophisticated example of aluminium construction at the time and was also the world's largest permanent aluminium structure. The site also has significant historical connections with the aviation industry.

In December 2000 outline permission was granted for the entire aerodrome re-development. Following this, full planning permission and listed building consent were granted in June 2002 for alterations to the hangar to allow its use as a members club to provide a range of sports, leisure and social facilities together with associated car parking and landscaping.

**DESCRIPTION OF PROPOSAL:**

The previous company (Next Generation) has recently merged with David Lloyd and is going through the process of re-branding. At the time of the site visit the proposed signage had been erected. The signage is of a similar appearance and has similar siting to the previous signage. The signs state 'DAVID LLOYD CLUBS' and comprise individual, internally illuminated characters.

**PLANNING HISTORY:**

S6/1999/1064/OP Former Hatfield Aerodrome – Approved

S6/2002/0098/FP – Alteration to Listed Flight Hanger for Use as a Members Club Providing a Range of Sports, Leisure and Social Facilities Together with Associated Car Parking and Landscaping. (Reserved Matters Pursuant to Outline Planning Consent S6/1999/1064/OP) – Approved

S6/2002/0097/LB – Demolition of Modern Annexe Building to the West of Listed Flight Test Hanger and Works of Alteration and Refurbishment to Retained Building – Approved

S6/2003/1686/FP – Change of use of the third, fourth and fifth floors of control tower to tennis academy lodge accommodation – Approved

S6/2004/0074/AD – Erection of 2 free standing non-illuminated signs – Approved

S6/2004/1091/AD – Installation of internally illuminated sign and mounting of flag on pole – Approved

S6/2004/1379/FP – Installation of a combined heat and power unit in an acoustic attenuated container – Approved

S6/2007/0006/FP – Change of use from hotel room (Class C1) to office (Class B1) – Approved

S6/2007/1264/LB – Single storey glazed staff room extension to east elevation – Approved

S6/2009/1019/FP – Relocation and resurfacing of tennis courts to lawn area - Approved

### **SUMMARY OF DEVELOPMENT PLAN POLICIES:**

National Policy  
PPG 15: Planning and the Historic Environment

East of England Plan 2008  
ENV6: The Historic Environment

Hertfordshire Structure Plan Review 1991 – 2011:  
None.

Welwyn Hatfield District Plan 2005:  
D1: Quality of design  
D2: Character and context  
Welwyn Hatfield District Plan, Supplementary Design Guidance, February 2005

Hatfield Aerodrome SPG 1999

### **CONSULTATIONS**

#### **TOWN/PARISH COUNCIL COMMENTS**

No comments received.

#### **REPRESENTATIONS**

This application has been advertised by site notice and neighbour notification letters and no representations have been received. Period expired 26 August 2009.

#### **DISCUSSION:**

**The main issues are:**

#### **1. The proposed developments impact upon the character and appearance of the locality and Listed Building**

1. The proposed signage would involve the replacement of previously approved signage to the northern and southern elevations of the main building. It has been noted that these alterations would have a similar appearance to the previous

approvals and that the development would have less characters and therefore span less area than the previous signage.

As the signage had been erected at the time of the site visit, it could be fully assessed. Photographs of the previous signage allow a direct comparison to be made. Although different, there is no further harm or impact. The addition of the club's new name has little effect on the main building's character and appearance and is a reasonable measure to allow the building to be easily identified. The main building is very tall and dominant and the positioning of the signage is appropriate.

Comments from English Heritage that assessed the previous signage raised no objection over the signs identifying the name of the sports club, in the same positions as the proposed advertisements.

The design of the signage suits the industrial style and appearance of the building, which reflects its original function. The signage is acceptable in terms of its size, appearance, design and position. The Grade II\* Listed Building is not affected in terms of its historic form and structural integrity.

**CONCLUSION:**

The proposed advertisements do not have an adverse impact upon the character and appearance of the locality. The size, siting, illumination and colour of the proposed advertisement would not have an adverse impact upon the character, visual amenity of setting of the adjacent Grade II\* Listed Building.

**RECOMMENDATION: APPROVAL WITH CONDITIONS**

1. C.13.1: The development/works shall not be started and completed other than in accordance with the approved plans and details Location Plan 1:1250 & DOC-3677/09DLHT – Page 3 & DOC-3677/09DLHT – Page 4 & DOC-3677/09DLHT – Page 7 & DOC-3677/09DLHT – Page 8 received and dated 14 July 2009 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

**SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:**

Reason for Grant of Full Planning Consent:

The proposal has been considered against Planning Policy Statement/Guidance PPG 15, East of England Plan 2008 ENV6 and development plan policies D1, D2, of the Welwyn Hatfield District Plan 2005, in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

**INFORMATIVES:** None.

**Signature of author..... Date.....**